



BWSC Parking Lots Visioning Workshop 2

PLAN: Nubian Square – April 25, 2023

Interpretation and Translation



“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – for Cape Verdean

“English” – for English

Headphones are available on rear table for public use.

In-Person Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees. In order to ensure that happens we request all of us adhere to these guidelines:

- Please wait until the Q&A period to ask your questions.
- Please raise your hand to speak. You will be called on when it is your turn.
- The Q&A period is only for the BWSC Parking Lots project.
- Anger, rudeness, ridicule, obscene or profane language, impatience and lack of respect for others is not allowed.
- We ask that participants limit their questions to a maximum of two (2) minutes so that others may participate in the discussion. If you have more questions, please wait until all other attendees have an opportunity to ask questions first before raising your hand again.

If we are unable to get to your question at this meeting, please email them to jonathan.short@boston.gov

For all meeting content:

<https://bit.ly/BWSCParkingLots>

Agenda

- Boston Water and Sewer Commission [BWSC] Parking Lots (6:20-6:35pm)
- Q&A (6:35-6:45pm)
- Visioning Exercise (6:45-7:25pm)
- Next Steps (7:25-7:30pm)

If you have a follow up item, please reach out to Jonathan Short (Jonathan.Short@Boston.gov) and we will be in touch as soon as possible.

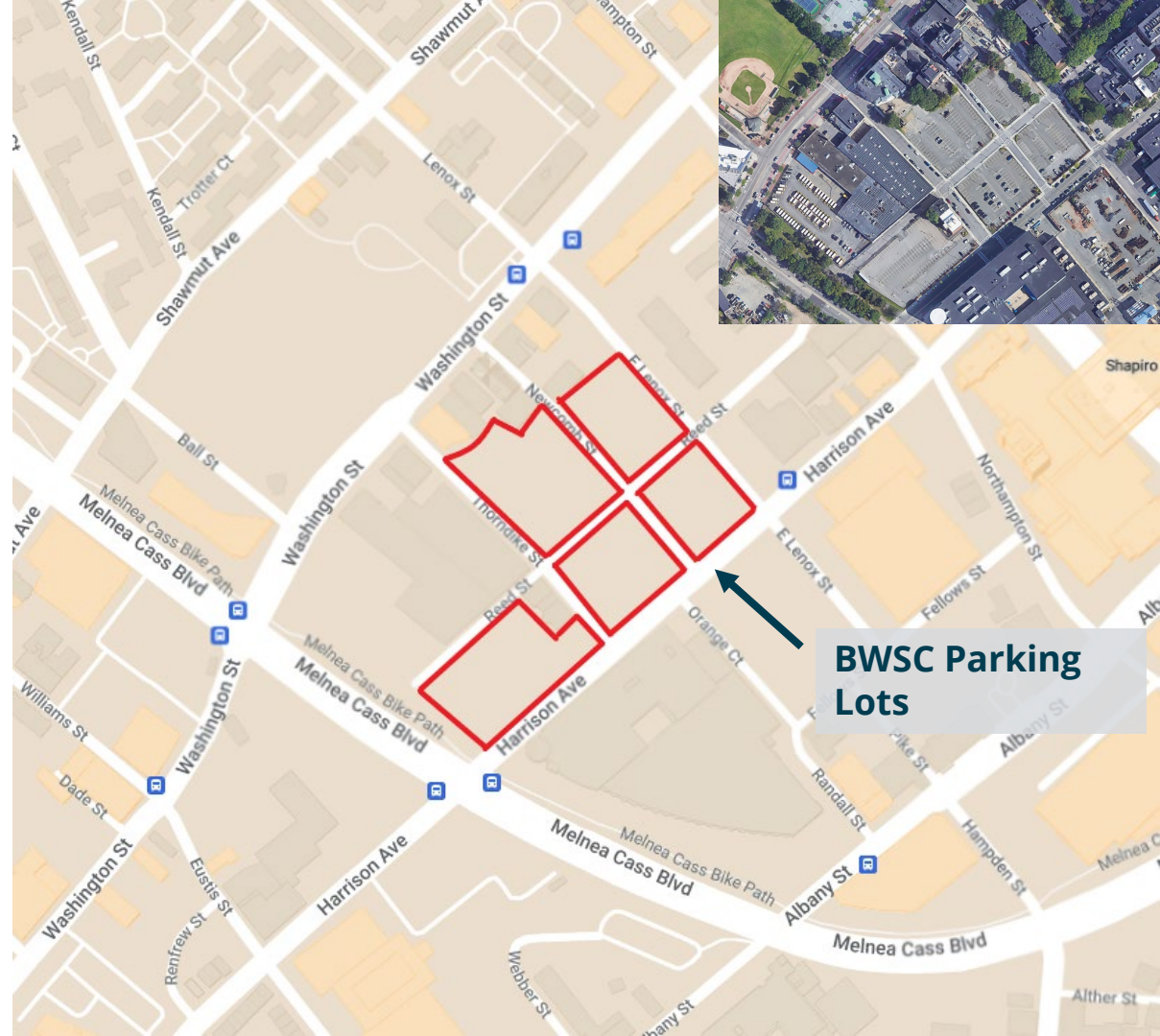
BWSC Parking Lots

Rebecca Hansen, Director of Real Estate

Yarisamar Cortez, Planner

BWSC Parking Lots

Care and Custody	BWSC and BPDA
Property Acreage	4.39 Acres
Current Use	-Parking lots operated by BWSC for employees and visitors - Small vacant land parcels



History

The Parcels have been vacant since 1977.

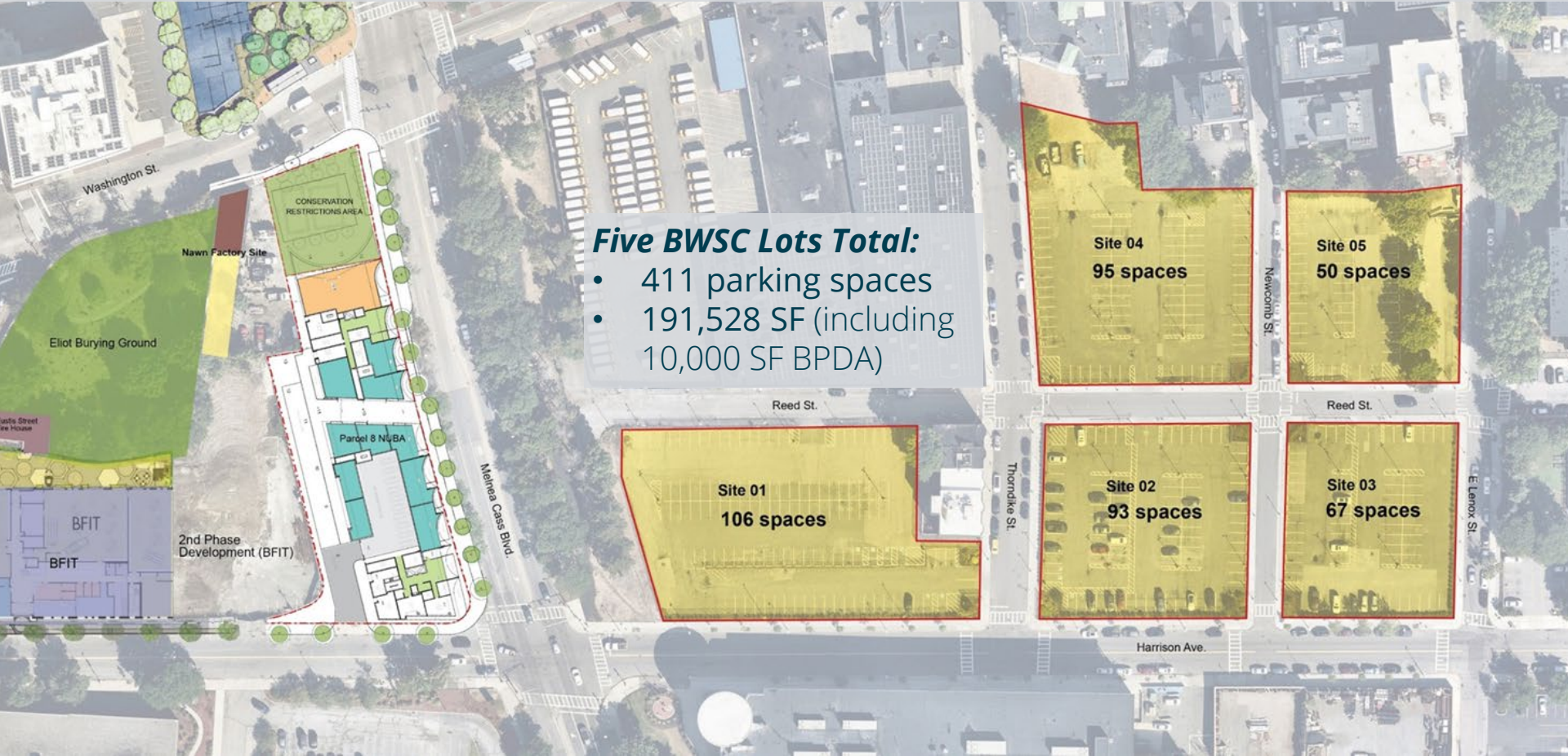
The land was previously used for residential, institutional, commercial, industry businesses.

Land razed after the development of the 1975 General Plan for the City of Boston and Regional Core.

Land has been used for parking ever since.



Current Conditions



Five BWSC Lots Total:

- 411 parking spaces
- 191,528 SF (including 10,000 SF BPDA)

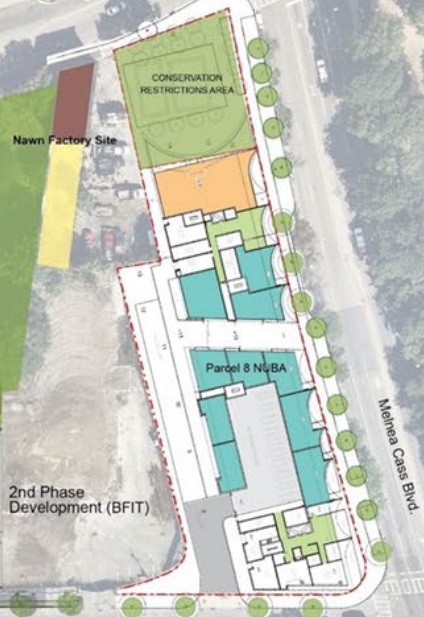
Site 04
95 spaces

Site 05
50 spaces

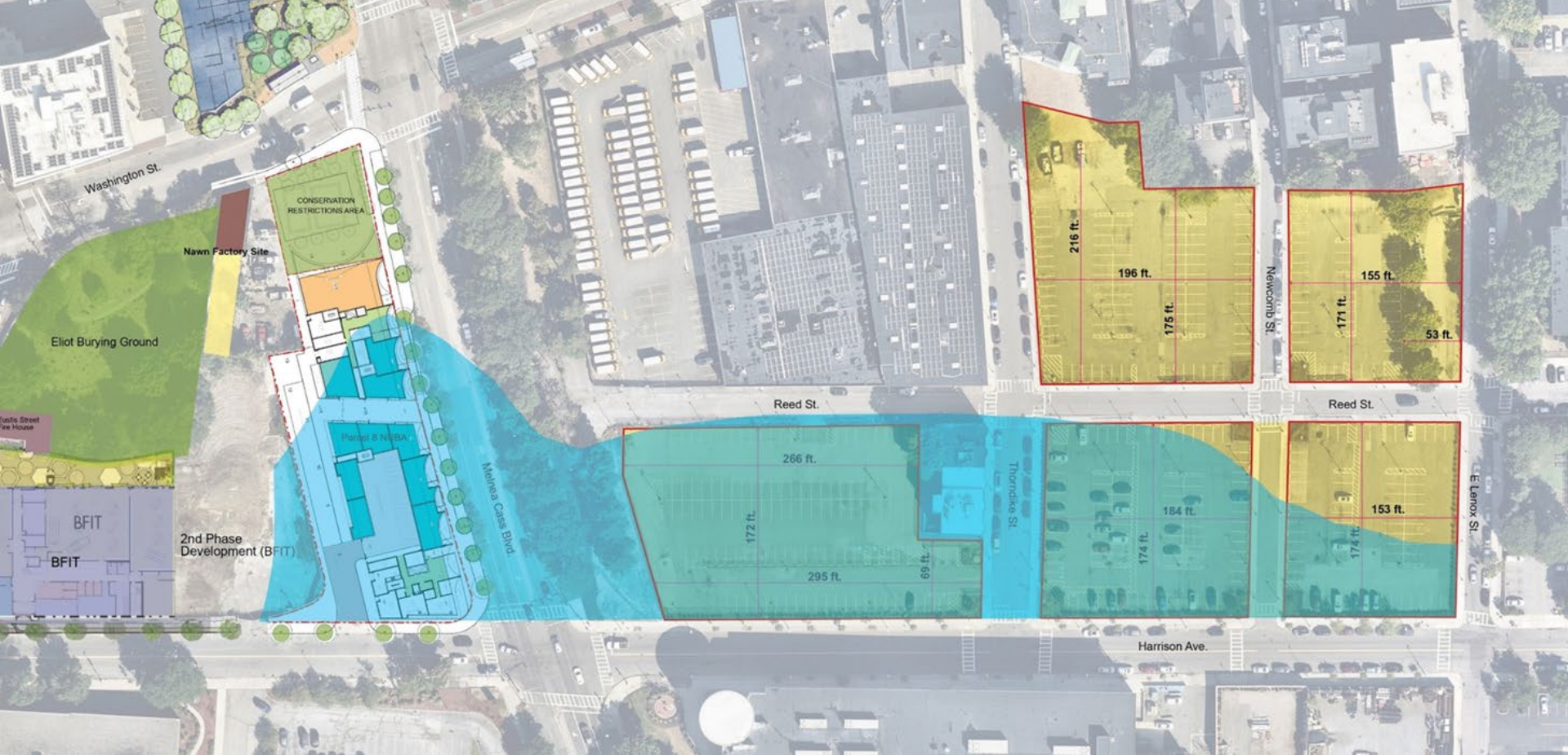
Site 01
106 spaces

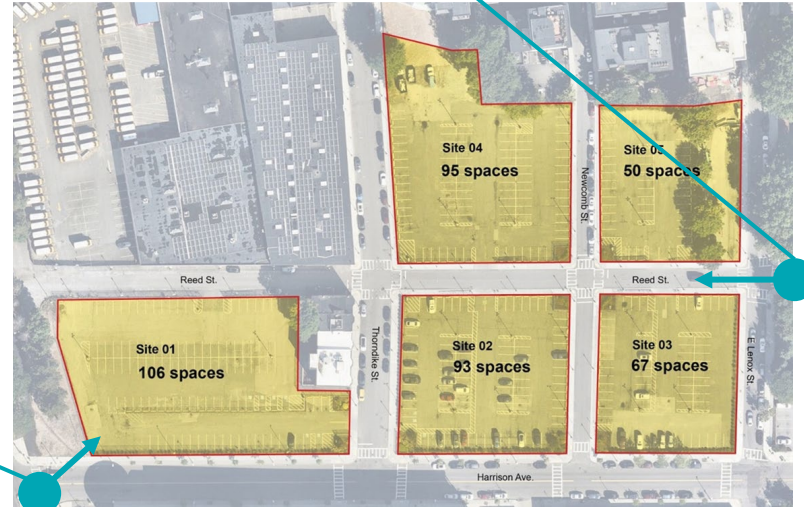
Site 02
93 spaces

Site 03
67 spaces



Article 25A Coastal Flood Resilience Overlay District





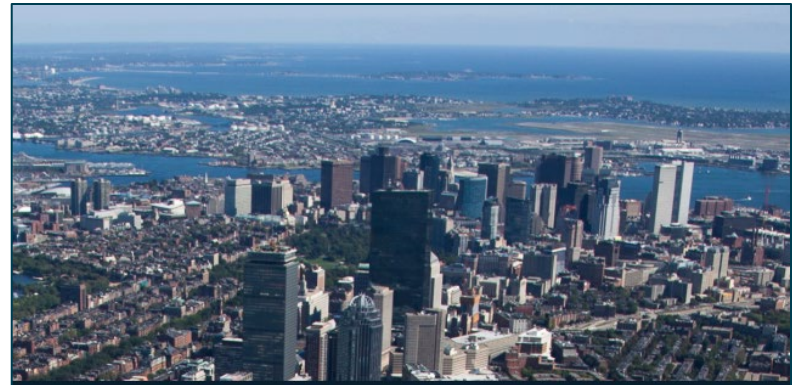
Why Now?

Citywide Land Audit

- The Land Audit is an inventory of all vacant or underutilized City-owned property.
- The data will guide the City in meeting Boston's most urgent needs including **affordable housing, community development, and climate resilience.**

American Rescue Plan Act Funding

- Mayor Wu has dedicated funds through the American Rescue Plan Act (ARPA) to build affordable housing in mixed-income communities on key properties identified in the land audit
- This important funding source must be awarded to specific projects by 2024.



Public Land for Public Good: Citywide Land Audit



Roxbury's Housing Goals

Through RSMP & PLAN: Nubian community engagement process it was established that new housing in Roxbury should be complementary and additive to existing housing. New housing should have the following outcomes:

- ***A range of affordability levels*** to meet the needs of low-and moderate-income families and support the growth and success of local retailers, service providers, and restaurants.
- ***Enhance homeownership and wealth building opportunities***

Using Public Parcels to meet community's housing needs is consistent with established planning

- [Roxbury Strategic Master Plan \(2004\)](#),
- [PLAN: Nubian Square \(2019\)](#)

The City of Boston's Goals

The City of Boston has highlighted several key goals for the site(s), including:

- ***Planning Led Development* - Deliver on key community needs and desires outlined in [PLAN: Nubian Square \(2019\)](#) and [Roxbury Strategic Master Plan \(2004\)](#)**
- **Create affordable housing**
- Preserve adequate parking accommodations for BWSC through parking garage build-out.
- Support community-serving businesses through ground floor activation
- Create wide sidewalks with space for street trees, protected bike lanes, benches, and plenty of walking space (i.e. apply Boston's Complete Streets Guidelines)
- Create and connect open spaces

RFP Process for Publicly Owned Land

1. Conduct **due diligence and strategic planning** to determine which parcels to issue for development
2. Lead a **community process** to hear feedback about appropriate uses and design guidelines
3. Issue a **Request for Proposals (RFP)** that is open to all respondents. RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria.
4. **Evaluate** proposals with community feedback

Timeline



Questions?

(Please hold comments to 2 minutes so we can hear from everyone! Thank you!)

Visioning Activity

Rebecca Hansen, Director of Real Estate

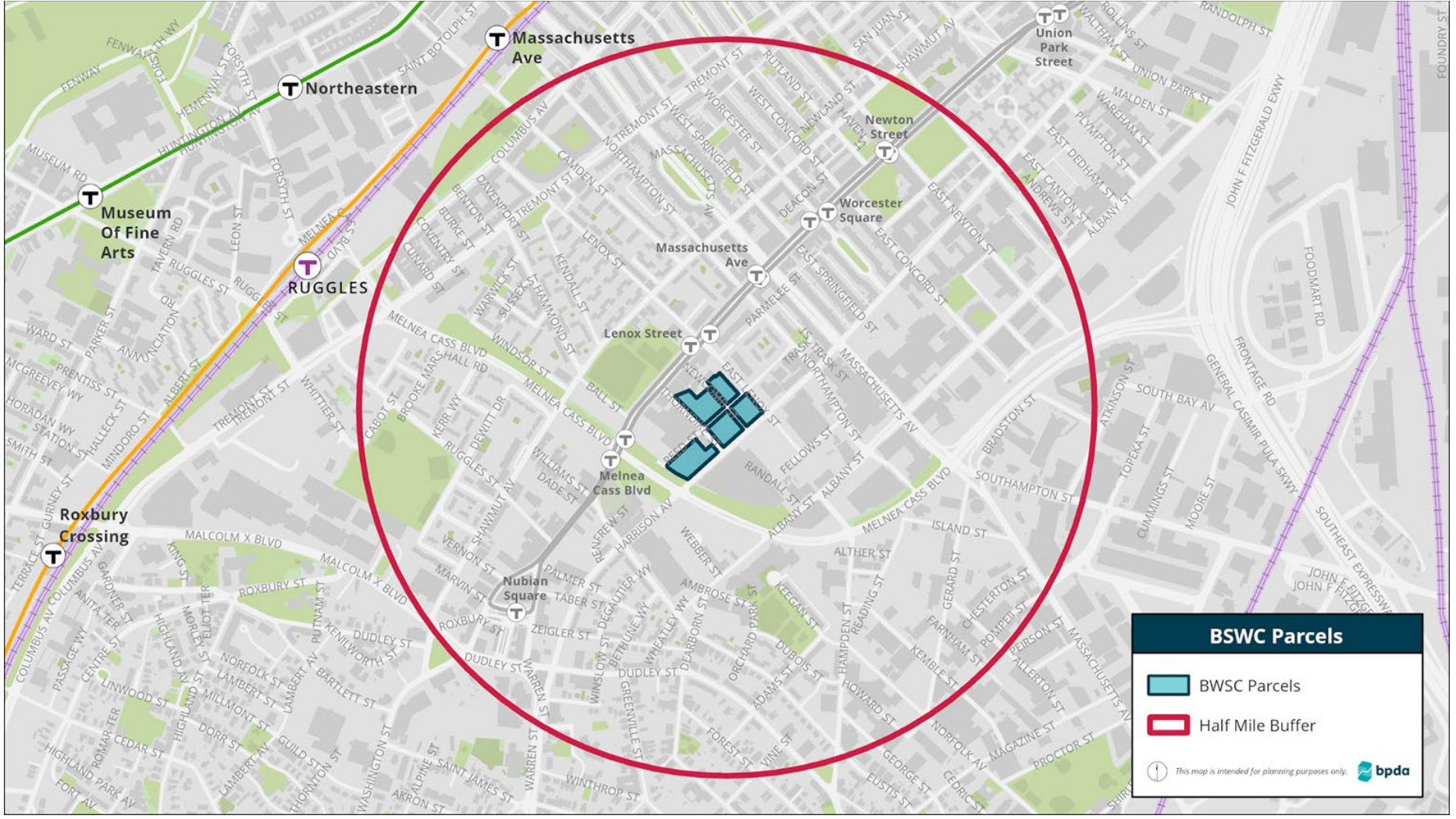
Visioning Activity

Housing

**Ground Floor Activation /
Amenities**

Open Space

Mobility



BSWC Parcels

-  BSWC Parcels
-  Half Mile Buffer

 This map is intended for planning purposes only. 

Housing

PLAN: Nubian Square Outlines... To meet the existing need in Nubian Square, the City of Boston is focusing on the preservation of existing affordable housing and using the RFP process to create additional units for a **broader range of incomes.**

Key Community Priorities:

- A range of affordability levels
- Enhance homeownership and wealth building opportunities
- Support, enhance, and grow the local economy through mix-use development

Housing Discussion

1. What levels of affordability should be targeted?
2. What should the mix of ownership to rental units be?
3. What types of housing should be included? (ex. compact, senior/supportive, student, artist, etc)

Community Discussion Live Notes:

- $\frac{1}{3}, \frac{1}{3}, \frac{1}{3}$ modal as outlined in PLAN:Nubian for affordable housing. For homeownership consider deed restrictions policy to ensure real estate as a wealth building tool.
- Northampton Street Residences as an example. - greater portion to be affordable homeownership, truly affordable for first-time buyers.
- Homeownership units ideally should not deed restricted
- Rental units also desired since people in the community may not have the opportunity to purchase property
- What we need to do to achieve wealth generation in Rox for Rox residents? How can this development advance this goal? Focus on people.

Housing Discussion

Community Discussion Live Notes:

- Can we consider these properties as part of a community land bank instead of a privately-owned development? If we want to build and keep community, private ownership is not the only way there.
- Clear expectations what affordable housing means?



Housing

- Apartments
- Condo
- Residential/Commercial
- Single Family
- Multi-Family
- Boston Housing Authority

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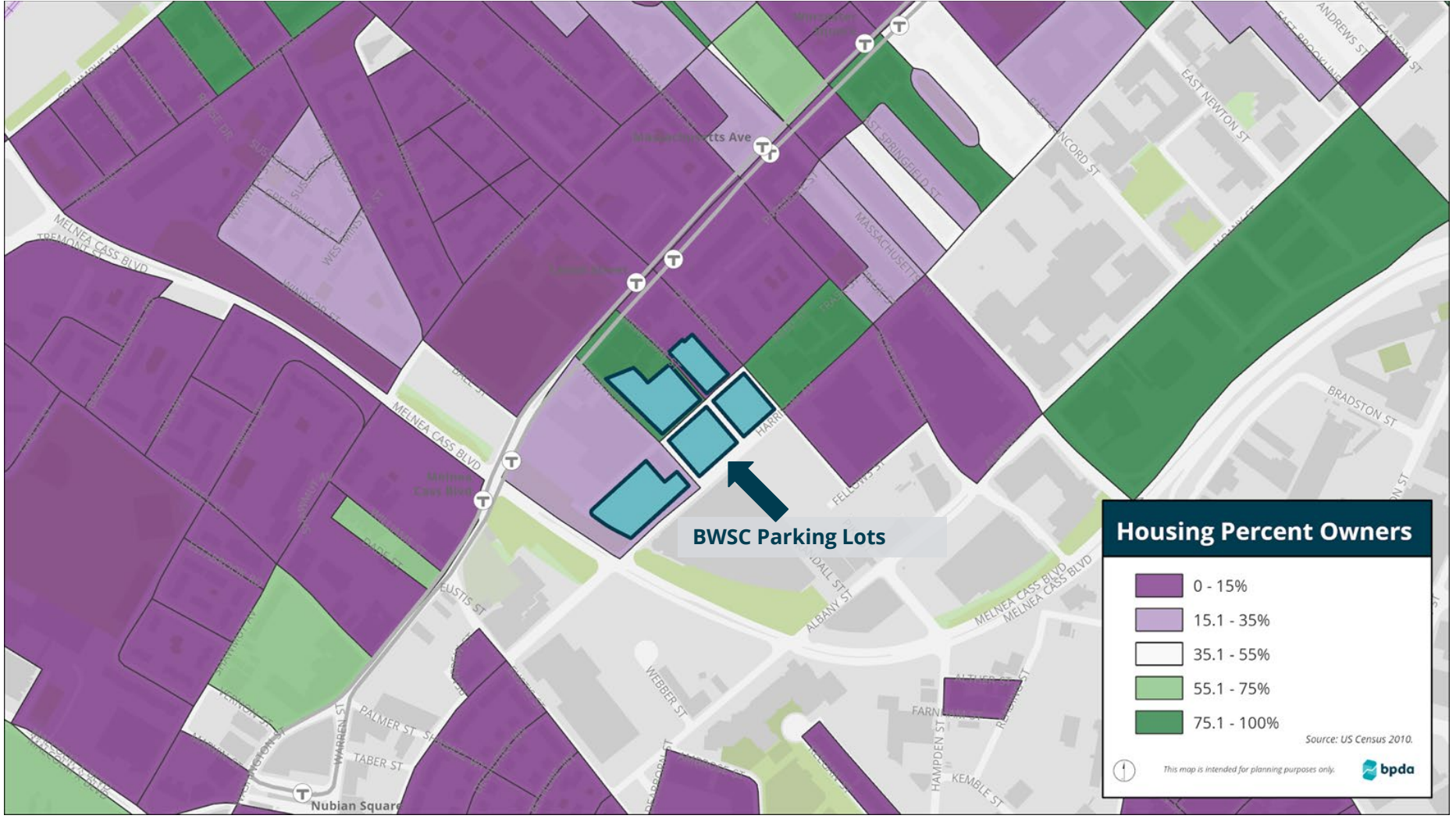


Housing Percent Renters

- 0 - 15%
- 15.1 - 35%
- 35.1 - 55%
- 55.1 - 75%
- 75.1 - 100%

Source: US Census 2010.

This map is intended for planning purposes only.



BWSC Parking Lots

Housing Percent Owners

- 0 - 15%
- 15.1 - 35%
- 35.1 - 55%
- 55.1 - 75%
- 75.1 - 100%

Source: US Census 2010.

Ground Floor Activation & Amenities

PLAN: Nubian Square / RSMP Outline... One of the primary economic development goals is to actively promote a sustainable and diverse economy focused on job opportunities and the creation of wealth.

Key Community Priorities:

- job training and education opportunities
- creating new jobs, attracting diverse employment sectors,
- and new types of commercial uses

all with the goal of growing opportunities for business ownership and wealth creation.

Ground Floor Activation & Amenities Discussion

1. What neighborhood services should be accommodated here?
2. What kinds retail/restaurants would you like to see accommodated here?
3. What kinds of community spaces would your neighborhood benefit from here?

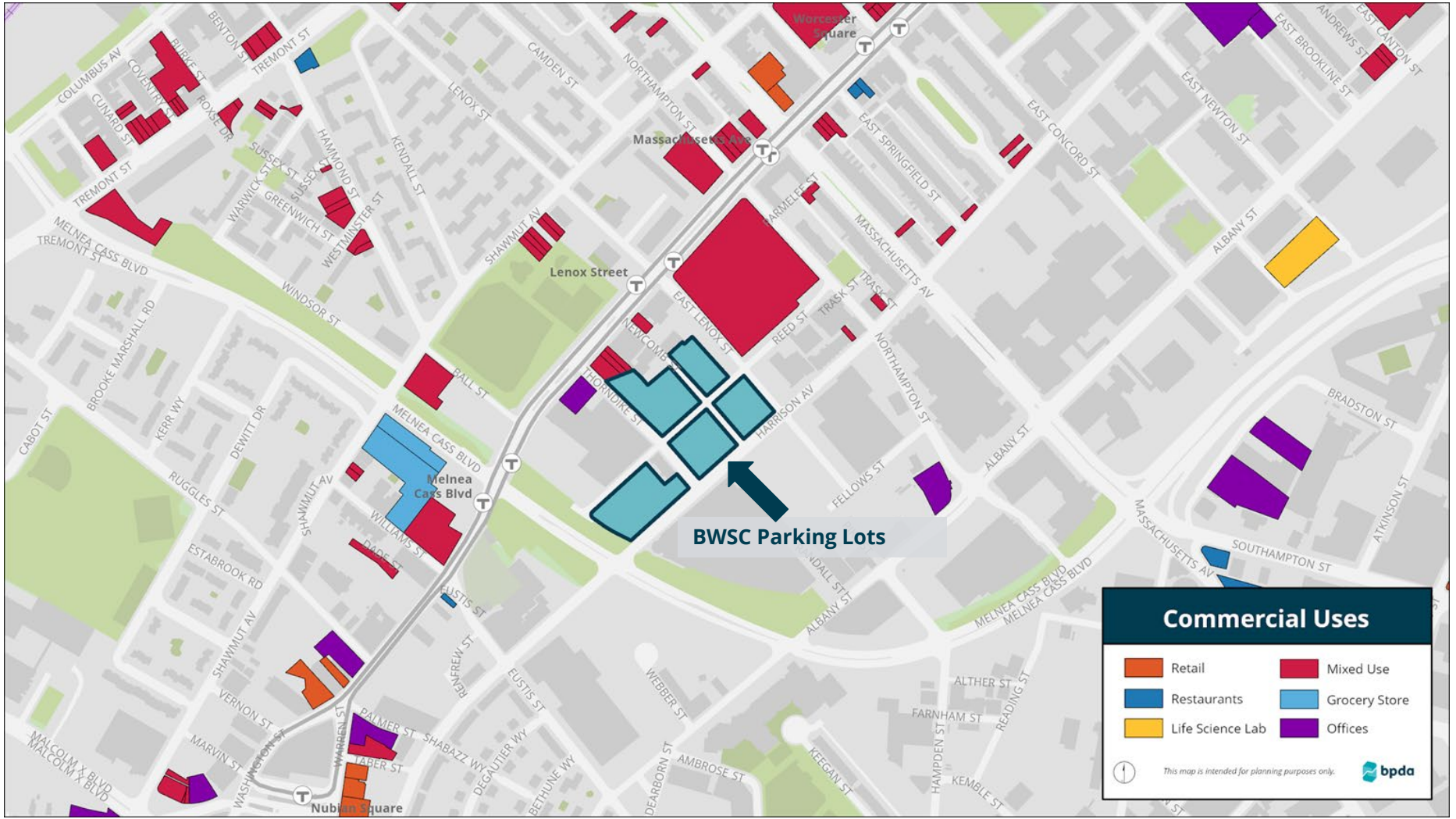
Community Discussion Live Notes:

- Subsidized child care so families have options
- Establish space for Arts & Culture - theater, how to create a thread throughout communities (seaport example) bring people from other communities to roxbury through signage, transportation. Arts and culture to also support economic health
- Affordable commercial leasing
- Good paying jobs
- Create a destination
- Affordable fitness available to residents - spaces for self care
- Bike storage
- Storage for residents

Ground Floor Activation & Amenities Discussion

Community Discussion Live Notes:

- Subsidized storefronts for BIPOC businesses, supporting smaller vendors like the folks who come out of Commonwealth kitchen



BWSC Parking Lots

Commercial Uses

 Retail	 Mixed Use
 Restaurants	 Grocery Store
 Life Science Lab	 Offices

 This map is intended for planning purposes only.

 bpda



BWSC Parking Lots

Community Services

-  Schools (Public & Private)
-  Hospitals
-  Community Health Centers
-  Community Centers
-  Homeless Shelter

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Open Space

PLAN: Nubian Square / RSMP Outline... create a public realm that is comfortable, lively and safe that reflects the unique physical and social character of the neighborhood.

Key community priorities:

- mixed-use public spaces that foster interaction and encouraged an 18-hour-day filled with activity.
- facilitate a pedestrian-friendly environment,
- Opportunities to incorporate public art into new development projects, which would both emphasize the history, culture, and community of Roxbury.
- public realm improvements integrated into new projects that connect to the wider network in Nubian Square and Roxbury.
- reduce the urban heat island effect

Open Space Discussion

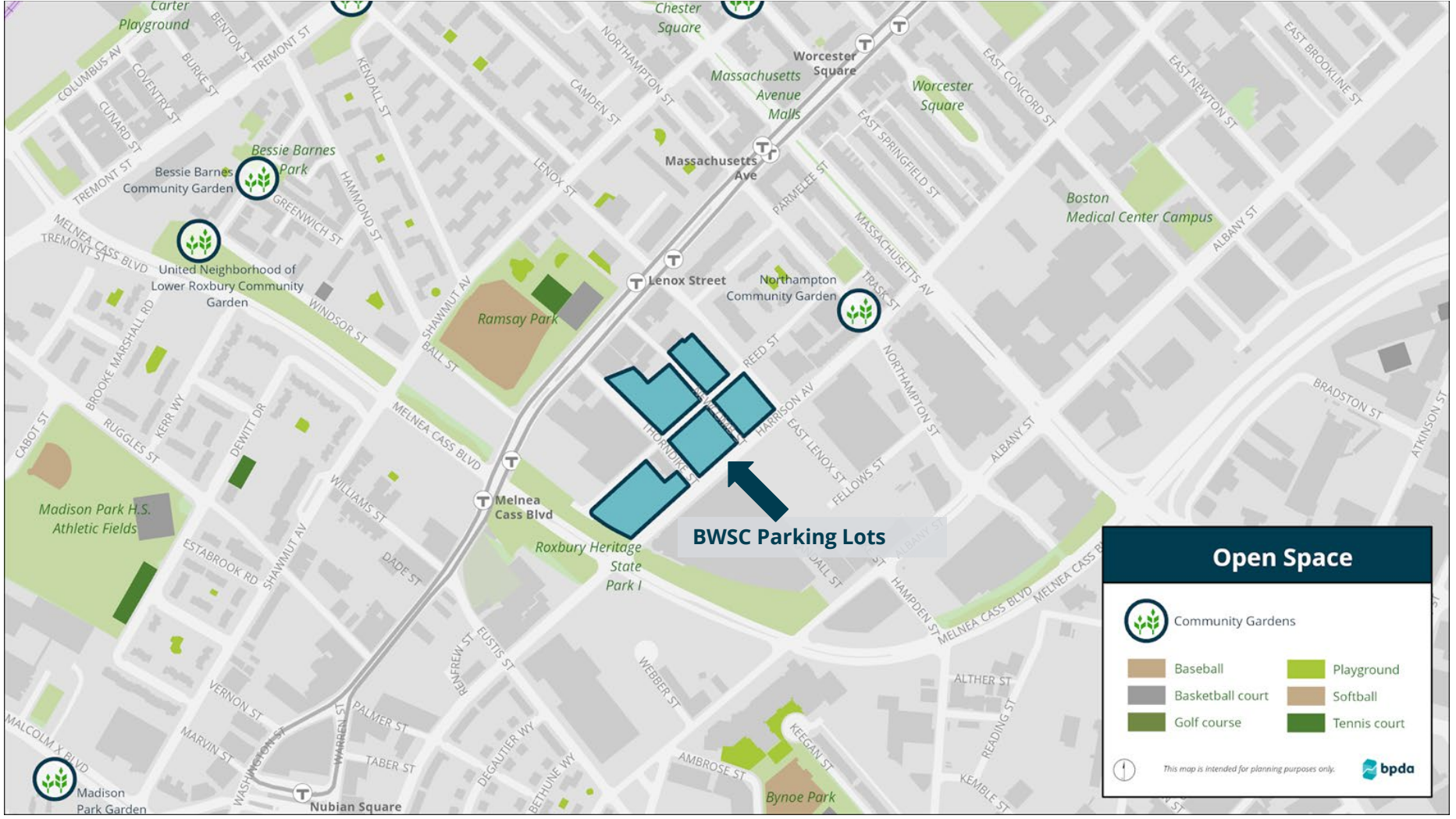
1. Who should the open space be for? (ex. Dogs, children, college students, seniors?)
2. What kinds of open spaces should be prioritized for inclusion? (ex. Butterfly gardens? Lacrosse/soccer fields? Playgrounds?)
3. How would you like to see climate resilience incorporated?

Community Discussion Live Notes:

- Address public health issue in the area through meeting some of the needs of these vulnerable populations
- We need green space - plants that give us oxygen and cool the air!
- Contemplative space, not necessarily active space for sports and such.
- Rotating art installations that could benefit local artists
- Park space, trees, benches so people can enjoy the area
- Water splash pad - something beautiful and intentional that can add to people's quality of life
- Include opportunities for rest, food, and water options
- Opportunities that attract young and the young at heart
- Events around nature (ex: cherry blossom trees)

Open Space Discussion

Community Discussion Live Notes:



Open Space

-  Community Gardens
-  Baseball
-  Basketball court
-  Golf course
-  Playground
-  Softball
-  Tennis court

 This map is intended for planning purposes only.
 

Mobility

PLAN: Nubian Square / RSMP Outline... the goal is to provide a safe and convenient pedestrian, public transit, and automobile trans network.

Key community Priorities:

- improve pedestrian and bicycle connections to surrounding neighborhoods and, local and regional transportation networks.
- Implementation of the Complete Streets Program → wider/dynamic sidewalk experience
- Creation of robust cycling network and strategic placement of Bluebike stations
- Reduction of single-use automobile to encourage public transit use
- Ensure adequate parking

Mobility Discussion

1. How do you envision the existing streets changing to accommodate residences?
2. The streets are solely intended to serve vehicles presently. What infrastructure would equalize the streets to prioritize other modes?
3. What important connections should the site foster?

Community Discussion Live Notes:

- I think it would be really nice to have a pedestrian overpass something similar to the Hatch Shell area that safely connects people from one area to another point of interest
- Width of sidewalks (current challenge). We should have wider sidewalk to plan for outdoor dining
- ADA compliance and more, ensuring that people of all mobilities have access to the site. Can move into, through, and around the site
- Ensure that this site is connected beyond this .5 mile range
- Focus on families and incomes - being intentional of who is using space.

Mobility Discussion

Community Discussion Live Notes:

- please nothing as restrictive and as useful as Ruggles street. Neighbors are irate
- I hope the sidewalks are wider, but I like that the streets are pretty narrow and low-traffic today
- We need to support our residents with transitioning to more environmentally friendly transit. This means we should fund an electric bike program for residents, to include equipment travel with children, trailers, helmets, etc.
- Sidewalks right now do not safe and comfortable. Think Mass Ave as an tree lined avenue. make it pleasant for people to walk. Think about the residents that might occupy this development and what their paths are to the nearest amenities.
- Network analysis that could be embedded in the RFP
- FIXING the side walls would make a big difference Mist residents are concerned with tripping and falling over broken sidewalks
- Balance of climate goals and community need for vehicles; flexibility. Address families' needs for cars - incorporate their needs into the conversation.
- Family emphasis

Mobility Discussion

Community Discussion Live Notes:

- I think it would be really nice to have a pedestrian overpass something similar to the Hatch Shell area that safely connects people from one area to another point of interest
- Surprise to hear there is a need for parking - lived experience it seems that it is rarely used
- How do we make use of the streets for a most effective way? Think about how most vulnerable members of the community are getting to key spaces like church, grocery store, and amenities.
- Enhance programs and activities that the community already has established (ex: chess playing)



Mobility

	Blue Bike Dock		Zipcar
	MBTA Stops		MBTA Bus Routes
	Silver Line		Subway Line
	MBTA Commuter Rail Stations		

Bicycle Facility Type

	Bike lane		Separated Bike Lane
	Shared use path		Other Bicycle Facilities

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Next Steps

Rebecca Hansen, Director of Real Estate

Jonathan Short, Senior Real Estate Development Officer

Next Steps

